



# ***MERCER WEST***

Seattle City Council Transportation Committee  
September 11, 2012

Budget Proviso &  
TIGER Grant Acceptance  
IRIS/Broad Street Vacation



# MERCER WEST





## Legislation at City Council:

- Budget Proviso Lift
- TIGER Grant
- IRIS/Broad Street Vacation







Project Cost - \$95.2 M

### TWO-WAY CONVERSION → MERCER UNDERPASS

Changes since 2012 Budget Approval:

- 100 % Design
- Includes Utility Relocations and Betterments
- TIB Grant
- TIGER Grant

#### Legend

- Mercer West Project
- Aurora Street Grid
- Mercer East
- SR 99/Tunnel

Map not to scale



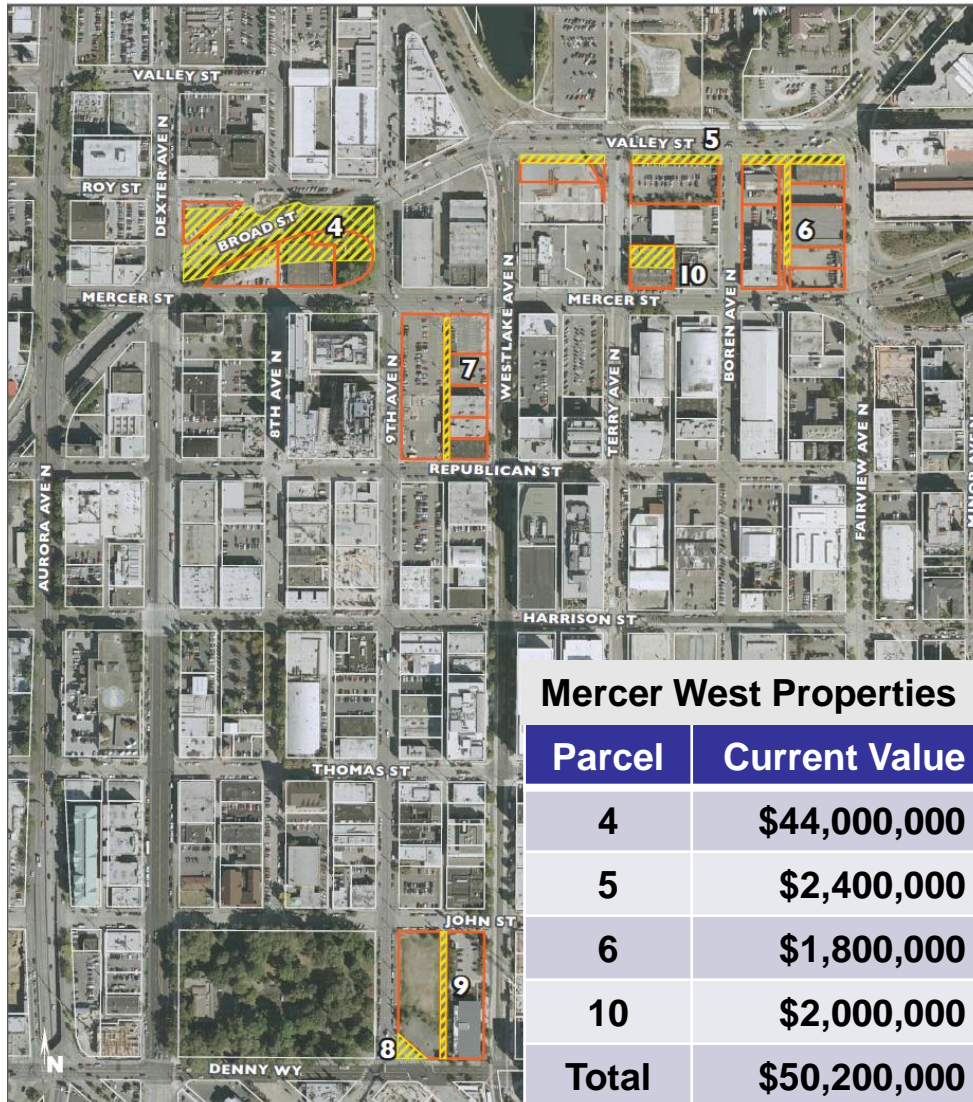
### Funding Sources:

<b>Commercial Parking Tax</b>	<b>\$ 28.3</b>
<b>Surplus Property</b>	<b>\$ 32.6</b>
<b>WSDOT SR 99 North Access</b>	<b>\$ 0.9</b>
<b>WA State TIB</b>	<b>\$ 5.0</b>
<b>FHWA STP</b>	<b>\$ 8.2</b>
<b>FHWA TIGER</b>	<b>\$ 14.0</b>
<b>Utilities</b>	<b>\$ 6.3</b>
<b>Total</b>	<b>\$ 95.2</b>



July 31, 2012





**Mercer West Properties**

Parcel	Current Value
4	\$44,000,000
5	\$2,400,000
6	\$1,800,000
10	\$2,000,000
Total	\$50,200,000

## Surplus Property / Street Vacations

Rubble Yard Proceeds - \$2 M to  
Mercer West

Interfund Loan - \$30.6 M  
backed by property

Current values from 2012 restricted  
use appraisal; assume proposed re-  
zone



WA State TIB \$5 M  
Fifth Ave N





# MERCER WEST WSDOT SR99 North Access Partnership

Funded by  
Mercer West  
in WSDOT North  
Access Contract -  
\$2.6 M

Sixth Ave N  
and  
Harrison St



Funded by  
WSDOT in  
Mercer West  
Contract - \$0.9M

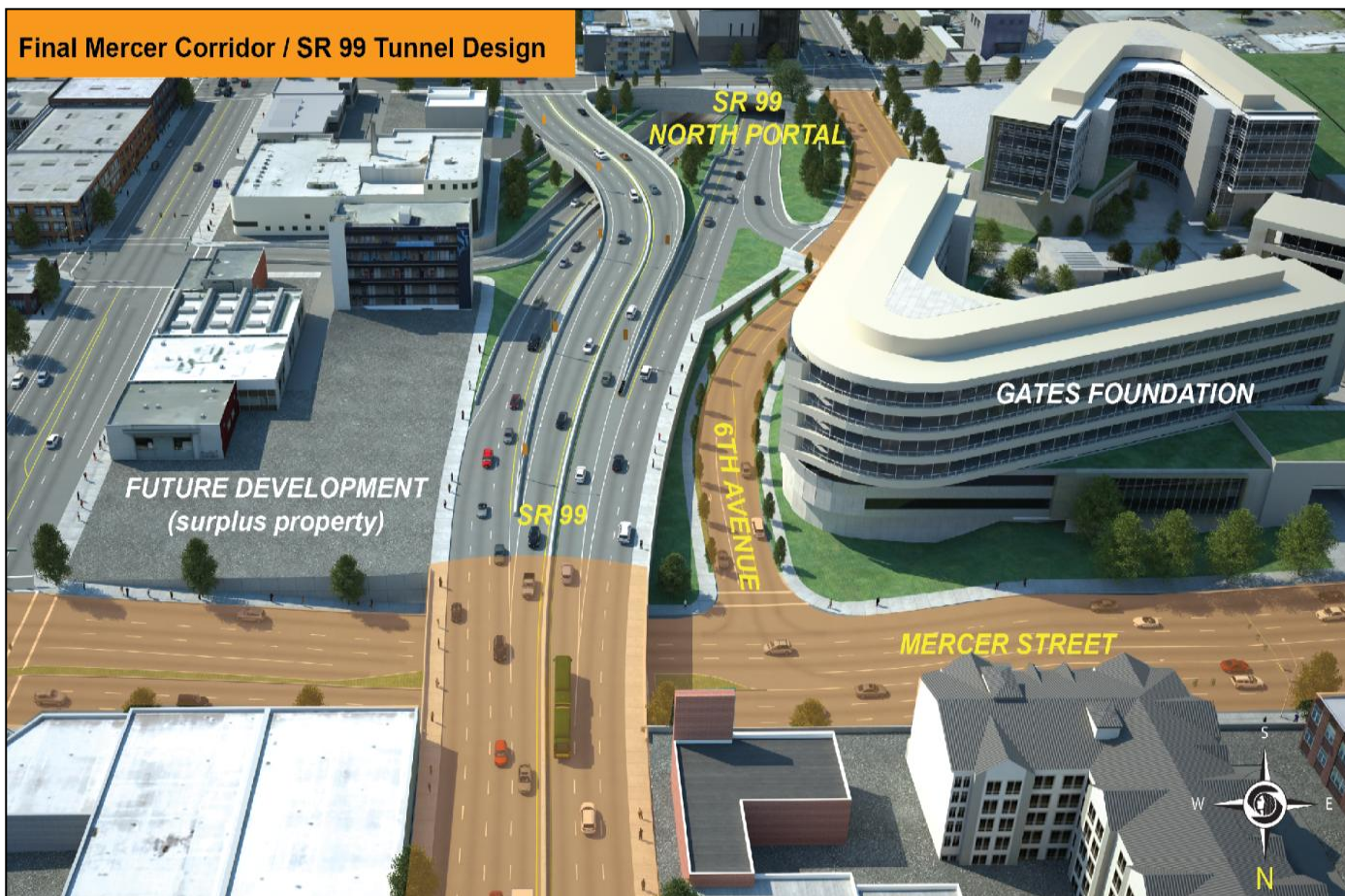
SR 99  
Sign Bridge

Dexter &  
Republican  
Traffic Signal



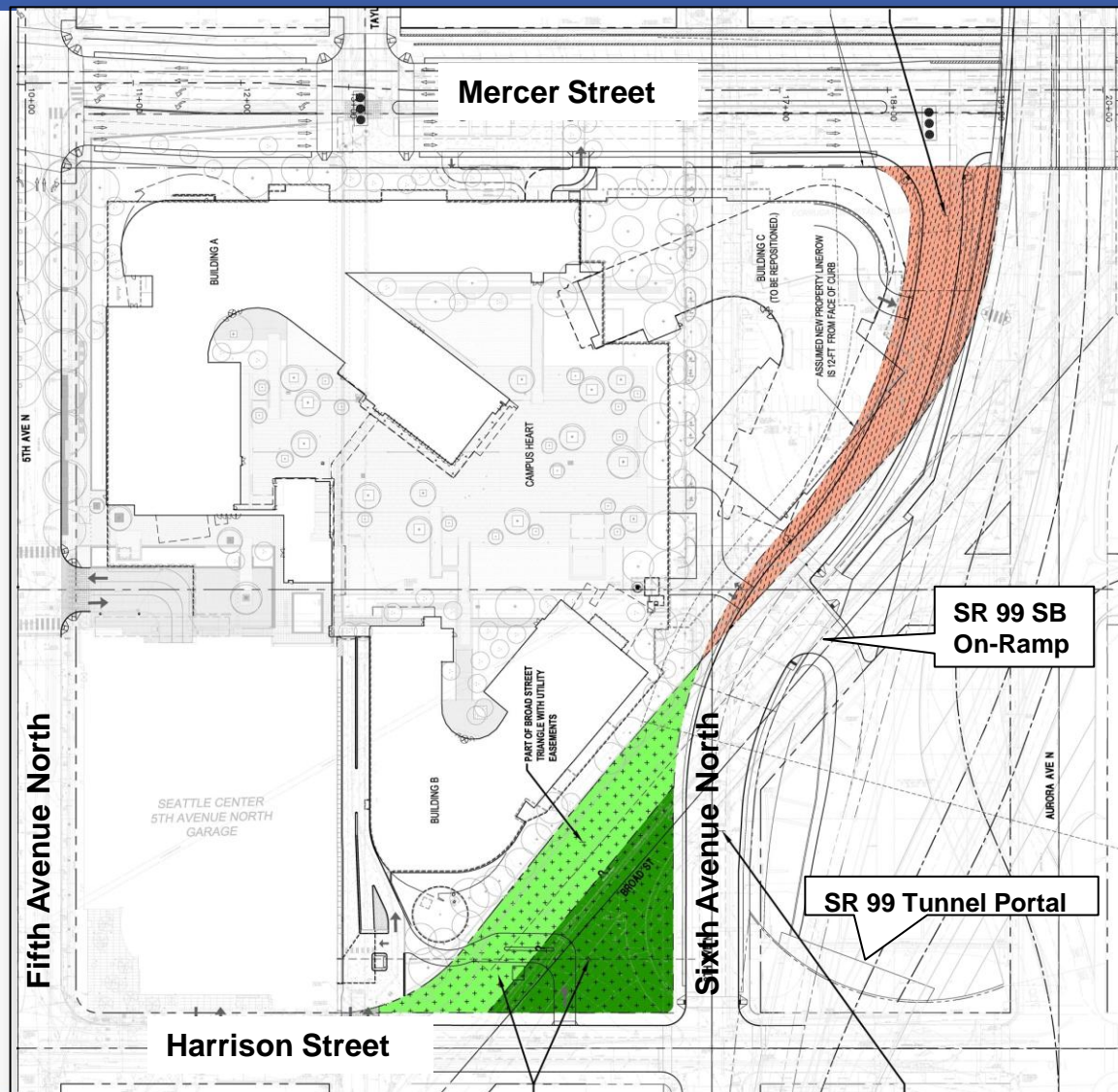


### TIGER: \$14 Million from US Department of Transportation

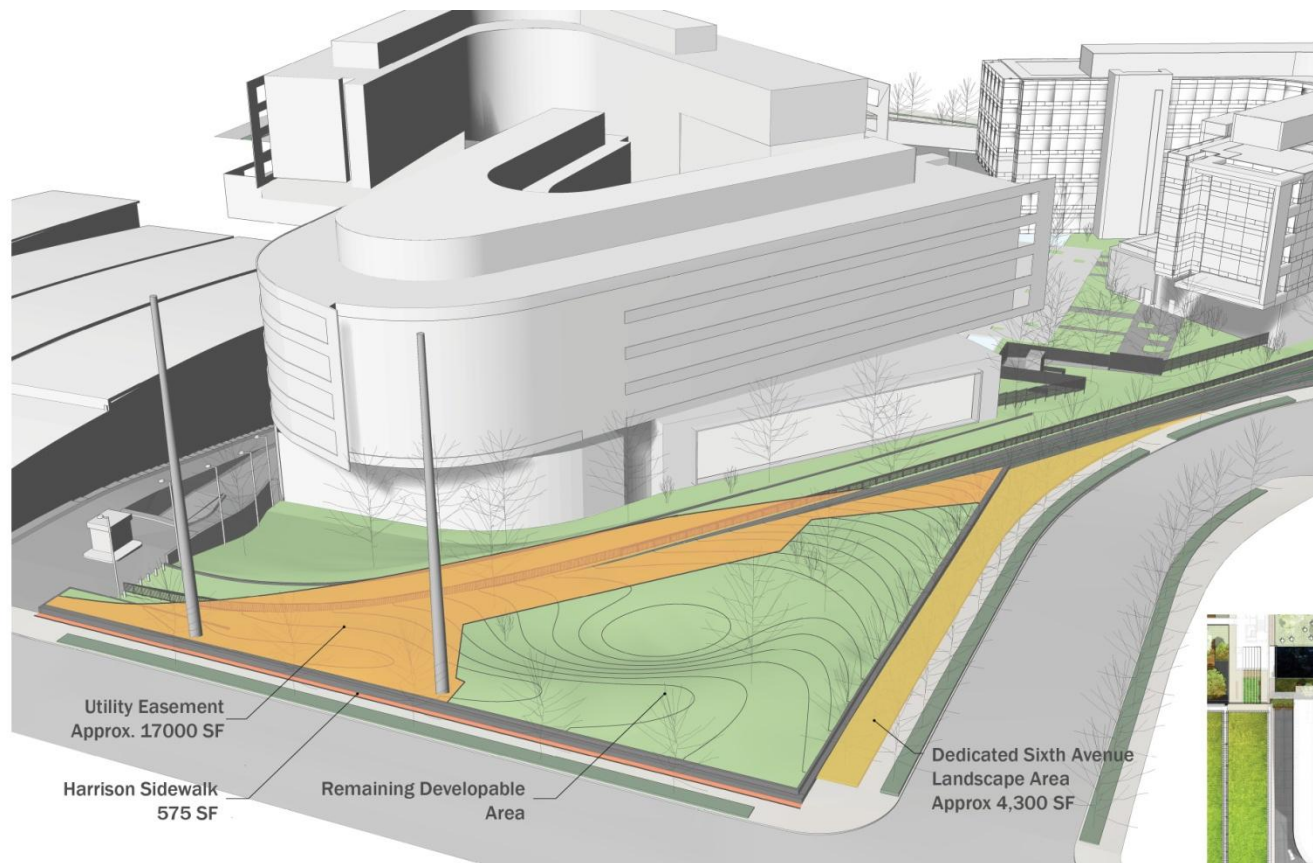




- Vacate Broad Street to IRIS
- Accept Easement for use of Broad Street through Mercer West and Bored Tunnel Construction
- Accept Property Use and Development Agreement to ensure Public Benefits
- Accept Utility Easements for City Light and Seattle Public Utilities
- Accept Sixth Ave N right-of-way as fee for vacation







Bird's-eye view of triangle parcel from the southeast.

Vacated area is approximately 37,469 SF

Developable area is approximately 15,600 SF







### Harrison

Street Trees (per City)



*Fraxinus pennsylvanica* 'Cimmaron'  
Cimmaron Ash



50' +



### Groundcovers



*Sedum album*  
White Stonecrop

6"



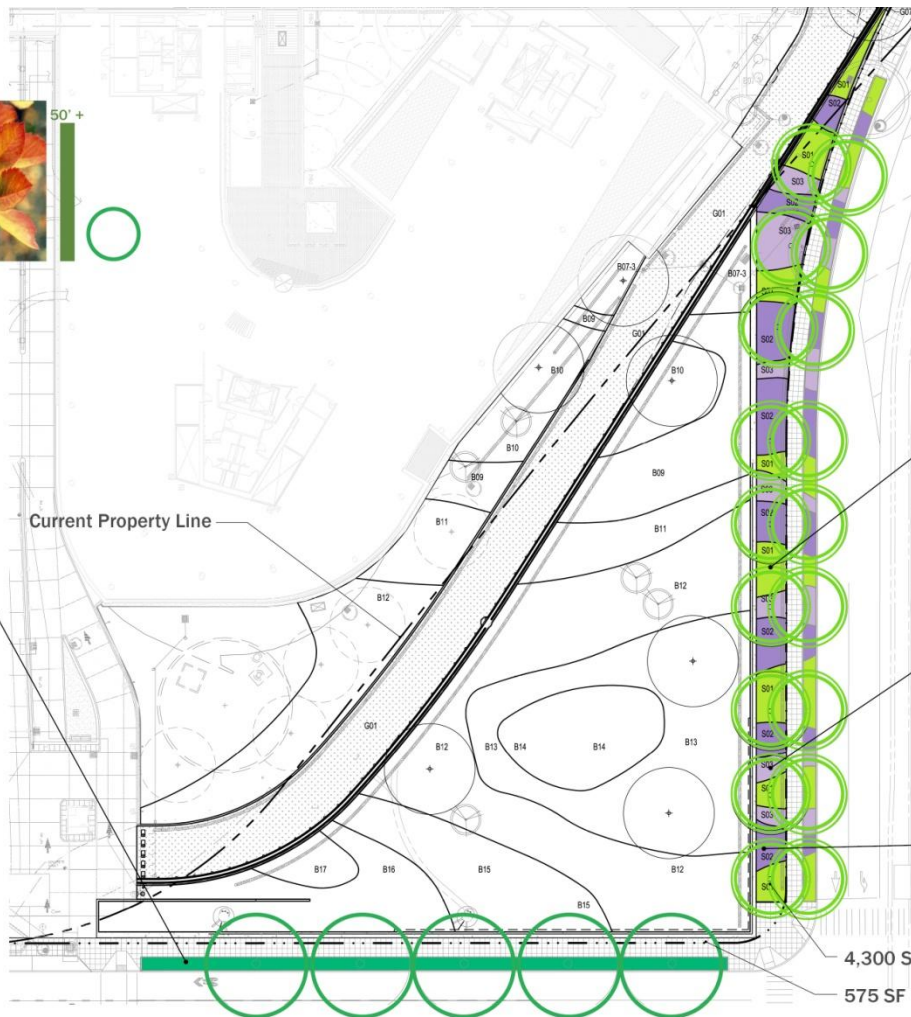
*Sedum oreganum*  
Oregon Stonecrop

6"



*Fragaria chiloensis*  
Beach Strawberry

10"



### 6th Avenue

Street Trees (per City)

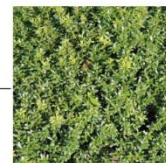


*Ulmus parvifolia* 'Emer II'  
Allee Elm

50' +



### Shrubs



*Ilex crenata* 'Helleri'  
Helleri Japanese Boxwood

24"



*Rosa* 'Dwarf pavement'  
Dwarf Pavement Rose

24"



*Lavandula x intermedia*  
'Grosso'  
Grosso Lavender

24"

### Groundcovers



*Ajuga reptans*  
Common Bugleweed

10"



*Fragaria chiloensis*  
Beach Strawberry

10"



### Next Steps/Project Milestones:

- IRIS Broad St Vacation Final Ordinance – September 2012
- Right-of-Way Certification – September 2012
- FAS Complete Review of Bidding Documents – Sept 28, 2012
- Advertise for Construction – October 10, 2012
- Award Contract – December 2012
- Begin Construction – February 2013
- Close Broad Street – July 2014
- Substantial Completion – September 2015